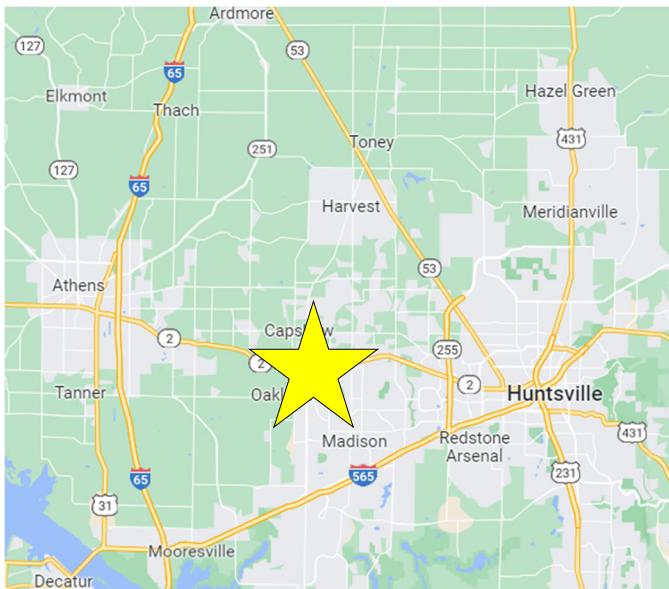


GROUND LEASE or BUILD TO SUIT



TRAFFIC COUNTS
42,966 VPD – Highway 72 West
10,146 VPD – Balch Road

Property Summary

GROUND LEASE OR BUILD TO SUIT: Retail/Medical Pad Sites located at the intersection of Highway 72 West and Balch Road in Huntsville, Alabama.

With an Average Household Income of \$128,587, Huntsville is now the largest city in the state and in 2022 was ranked the No.1 "Best Place to Live" by U.S. News & World Report.

This property receives incredible exposure with Traffic Counts of 53,112 VPD at the intersection of Balch Road.

Across the street is the new Clift Farm Mixed-Use Project, the 550-acre development consisting of 1,750 residential units, 350,000 SF of office, and 400,000 SF of retail.

On the other side of Balch Rd is Madison Hospital, a 100-bed facility that is part of the Huntsville Hospital System.

	1-Mile	3-Mile	5-Mile
Total Population:	5,930	43,540	101,308
Total Employees:	1,734	7,465	22,328
Median HH Incomes:	\$117,115	\$107,630	\$95,402

Information contained herein has been obtained from sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it.

AVAILABLE PAD SITES

Property Aerials



AVAILABLE PAD SITES

Site Plan

